



## PLANNING AND ZONING COMMISSION COMMUNICATION

August 7, 2018

**SUBJECT:** Consider a Request for a Land Plan

**SUBMITTED BY:** Stephen Cook, Senior Planner

**REFERENCE NO:** 18-01-LP

---

### **ACTION REQUESTED:**

Approve a request for a Land Plan for Commercial development proposed to be located on 6.8 acres of the Richard Crowley Survey, Abstract 312, 6A2A1 and 6D and Villages of Bear Creek Addition, Block 11, Lot 6A to be replatted as Harwood & SH 360, Block A, Lots 1-6, located at the northwest corner of E. Harwood Road and State Highway 360.

### **ALTERNATIVES:**

- Table the request
- Deny the request

### **SUMMARY OF SUBJECT:**

**Applicant:** Harwood Land Partners, LLC.

**Location/Zoning:** Northwest corner of E. Harwood Road and State Highway 360, Community Business Zoning District (C-2).

**Project Description:** Section 84-406 of the Euless Unified Development Code describes the use of a Land Plan to review and approve a general plan for the development of property including the layout of streets, lots, open space and sites for public facilities and utilities. This allows the developer and staff to evaluate connectivity internal to the site and major utility issues prior to platting or site planning of the individual lots. This project is a 6.8 acre mixed commercial development intended to be subdivided into six (6) lots. Lot 3 indicated on the plan is under separate ownership, and was platted previously. The remaining property consists of unplatted property and land acquired from Texas Department of Transportation (TxDOT) surplus right-of-way for SH 360.

**Site Development:** Access to the site is made from two primary drive approaches from E. Harwood Road. The westernmost access is aligned with the access drive to properties on the south side of the road. This alignment of drive approaches could

facilitate a traffic signal if one was warranted to handle future traffic load. Additionally, the development would have access to the southbound frontage road on SH 360. All of the internal circulation would be open to all lots, including property under separate ownership, to help ensure appropriate connectivity between the different uses and for any future development to the property to the north of the development.

Working with the Engineering Department, the developer has completed preliminary engineering of site to determine appropriate grading and drainage design. It is anticipated that at least two lots will be developed with on-site detention, either within above ground detention ponds or within a below ground storage system.

The mix of commercial types of retail, medical office, restaurants is allowed by right within the C-2 zoning district. The hotel indicated on the site would require a Specific Use Permit for future development. Next steps for the development are the creation of a preliminary plat and site plans for the individual lots.

The Development Services Group has reviewed the land plan and has certified that it meets City standards.

**SUPPORTING DOCUMENTS:**

- Application
- Exhibits
- Map 1, Map 2, and Map 3

**APPROVED BY:**

**Mike Collins**

Director, Planning and Economic Development

**Stephen Cook**

Senior Planner